



LESLIE & CO

DEREHAM HOUSE, DRAYTON GREEN, EALING, LONDON, W13

Guide Price: **£550,000**



 Leslie & Co









## About the property

What the owners love ❤️

What really attracted us to Ealing in the first place were the amazing transport links, the Elizabeth Line opening at West Ealing has made it really convenient to get into central London, and halved our old commute to Liverpool Street. Being right on Drayton Green, with all the amenities you need within walking distance (West Ealing Station, Waitrose, chemist, pub, etc.), and having a secure parking space really made this flat stand out when we were looking for our first home. There are so many parks nearby that are great for a Sunday morning walk or run, we've particularly enjoyed the festivals that come to Walpole Park in the summer such as the Ealing Beer and Jazz Festivals. Having the Drayton Court Hotel, with its incredible beer garden, just round the corner is great, we've spent lots of sunny afternoons there with friends. We've also loved exploring Northfields Avenue, Delizia Deli for arancini, Patri for Indian, and Urban Tropicana for houseplants!

### Key features

- Two Bed, Two Bath
- Sunny Balcony
- Secure Off-Street Parking
- Moments from Elizabeth Line
- Lift in Building
- Parkside Location
- High Spec Throughout
- Over 800 Sq Ft
- Buyer information pack available on request

### Material information

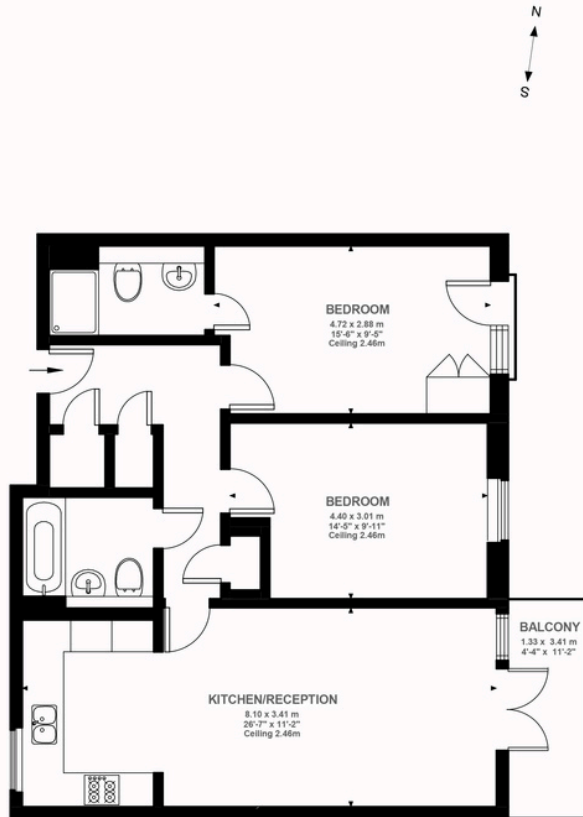
- Tenure - **Leasehold**
- Council Tax - **D**
- Guide Price - **£550,000**
- Lease Start Date - **01/01/2014**
- Lease Years Remaining - **179 years**
- Service Charge - **£3,587.76 yearly**





**PAUL LESLIE**

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Second Floor  
818 ft<sup>2</sup>

Drayton Green, W13  
Approximate Gross Internal Area  
75.97 SQ.M / 818 SQ.FT



### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 83      | 83        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  | 91      | 91        |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |